

Apartment

Ližnjan, Istria



Ref	RE-U-29649
Type	Apartment
Region	Istria > Pula
Location	Ližnjan
Front line	No
Sea view	Yes
Distance to sea	1300 m
Floorspace	97 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 295 000

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Luxury new penthouse with sea view in Ližnjan near Pula!
Distance from the beaches is 1300 meters!

Experience luxury living in our exquisite penthouse, featuring a spacious kitchen with a dining area, a cozy living room, a modern bathroom, and two elegant bedrooms. Enjoy a generous terrace spanning 35m², offering breathtaking views of the sea and the Kvarner region.

The total area of this stunning property is 97m², with 62m² dedicated to the apartment itself.

Convenience is key with an included parking space and a storage room in the attic. The mesmerizing sea is just a short 1300m stroll away. Nestled in the charming fishing village of Ližnjan, renowned for its tranquil ambiance and absence of crowds and noise, this penthouse is an ideal and secure haven for harmonious family living.

Indulge in the pristine beaches with crystal-clear waters and panoramic views of the Kvarner Islands. The area boasts numerous walking paths and cycling trails, inviting families to enjoy quality time outdoors in nature.

Local amenities are conveniently located just a stone's throw away, including shops, renowned restaurants, cafes, bakeries, schools, kindergartens, and medical facilities, simplifying life in Ližnjan.

The vibrant city of Pula, the largest city on the Istrian peninsula, is a mere 18-minute drive away. The bustling center of Medulin is just a 4-minute drive, and Pula airport can be reached in 15 minutes.

For further inquiries, additional information, or to schedule a viewing, please contact our agent.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

Storage
Modern

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Price per m²:
3.041 €

Average price/m² of this type
in this region:
3.866 €

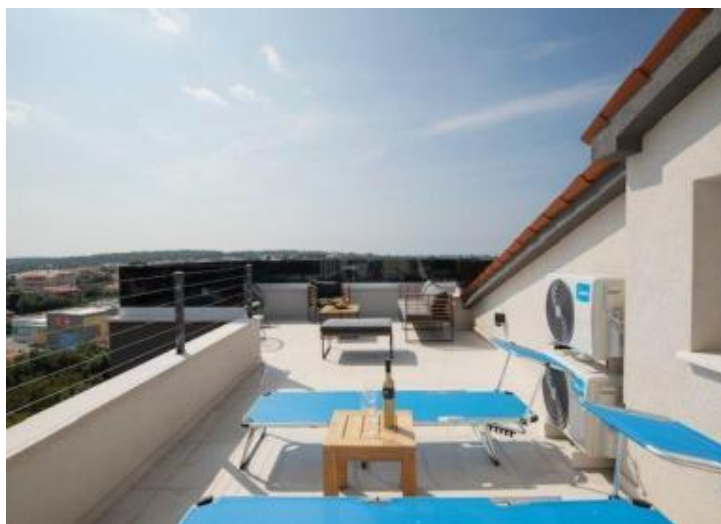
Median price/m² of this type
in this region:
3.831 €

Average price/m² of this type
in Croatia:
4.594 €

Median price/m² of this type
in Croatia:
4.219 €

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